



1600 North Avenue • Grand Junction, CO 81501 • (303) 245-5770

June 12, 1989

- A. Application Form - Attached
- B. Impact Statement or Project Narrative

On May 1, 1989, I purchased the old Bar X Motel and renamed it the Peachtree Inn. On Friday, June 2, 1989, my staff and I opened the motel with 10 rooms available for occupancy with a projection of 16 rooms to be opened by June 15, 1989. By July 1, 1989, there will be 35 rooms available for occupancy with the swimming pool and a 290 seat conference room. By July 15, 1989, there will be catering service to the conference room. In order for me to open the lounge, I am applying for a Hotel and Restaurant Liquor License and will have to have it approved and active by July 31, 1989.

The restaurant and lounge will have a Western Colorado theme with country and "Oldies" music. In order to have the flexibility of operating at any time allowable by Colorado State Law, I would like to have the "Extended Hours" liquor license.

The conference and meeting rooms are 1557 square feet and will seat 290 guests. The restaurant is 115 square feet and will seat 175 guests. The lounge is 705 square feet and will seat 100 guests.

The Peachtree Inn will employ from ten to thirty-five employees per shift. There is an abundance of off-street parking with 100 parking spaces available. The restaurant area is very well lighted and when special banquets are being held, additional personnel will be hired for security.

The entire 75 rooms, restaurant and lounge will be opened by August 31, 1989.

- C. Summary Form

The summary form for the Peachtree Inn Liquor License application, 1600 North Avenue, Grand Junction, Colorado is as follows:

Applicant Jann Ertl is reopening the old Bar X Motel as the full service Peachtree Inn. It will have for occupancy, 75 rooms, 175 seat restaurant, 100 seat lounge and 290 seat conference room.

The applicant feels there should be little impact on the community as the Peachtree Inn is a re-opening of an old industry. The owner will open each phase of the complex after consulting with the appropriate city agencies.

#31 89

Original
Do NOT Remove
From Office

Brenda Jo Ferrins
P.O. Box 497
Meeker, CO 81641

Columbia Federal Savings & Loan
P.O. Box 160
Grand Junction, CO 81501

Colorado Partners
2736½ B½ Road
Grand Junction, Co. 81503

William S. Milus Jr.
1660 North Ave.
Grand Junction, Co. 81501

James Flynn
2340 Rattlesnake Ct. #B
Grand Junction, Co. 81503

Virgil R. Keplinger
1161 North 16th
Grand Junction, Co. 81501

Ray Quan
1530 North 16th
Grand Junction, Co. 81501

John V. Chadez
1210 Hermosa
Grand Junction, Co. 81501

Richard Will
625 North 11th
Grand Junction, Co. 81501

Ralph Sparks
1530 Glenwood
Grand Junction, Co. 81501

Mary K. Brown
3150 Lakeside Dr. #108
Grand Junction, Co. 81506

H. & K. Enterprises
3139 Clover Dale Ct.
Grand Junction, Co. 81506

Lois A. Tucker
1612 Glenwood
Grand Junction, Co. 81501

Grand Valley Christian Life
Center
1622 Glenwood Ave.
Grand Junction, Co. 81501

Dwayne Martin
1712 Glenwood
Grand Junction, Co. 81501

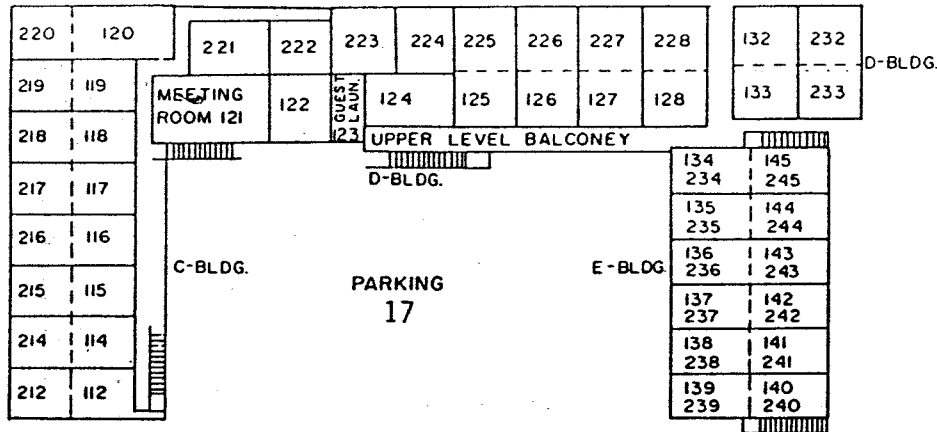
Jann Ertl
Peach Tree Inn
1600 North Avenue
Grand Junction, CO 81501

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#31 89

N 16th ST.

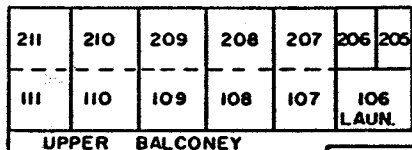
PARKING 14



PARKING: 24
 14
 45
 17
 TOTAL 100

PARKING 45

PEACHTREE INN
 1600 NORTH AVE.
 GRAND JUNCTION, CO
 81501



TOTAL NUMBER OF ROOMS: 75

YOUR ROOM NO. IS _____

100 SERIES IS DOWN STAIRS
 200 SERIES IS UP STAIRS

BUILDING AREA

Restaurant Area	6800
Building A	2800
Building B	4140
Building C	6480
Building D	8480
Building E	13500
TOTAL	42200

PARKING 24

Original
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 from Office
 #31 89

NORTH AVE.

REVIEW SHEET SUMMARY

FILE NO. 31-89 TITLE/HEADING Conditional Use-Peach Tree Inn DUE DATE 6/26/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Request for a liquor license

Location: 1600 North Avenue Petitioner: Jann Ertl

PETITIONER ADDRESS 1600 North Avenue Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

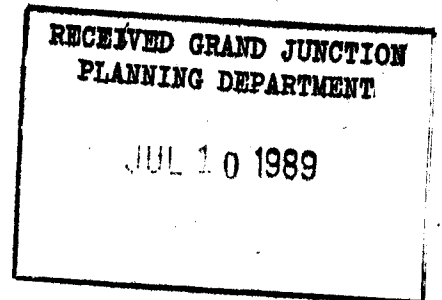
NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

6/19/89	County Health	In accordance with the <u>RULES AND REGULATIONS GOVERNING THE SANITATION OF FOOD SERVICE ESTABLISHMENTS IN THE STATE OF COLORADO</u> , detailed construction plans, along with an application, are required to be submitted to the Mesa County Health Department for review prior to any construction. The plans and specifications must be approved before any construction or extensive remodeling is begun. No approval can be given by the Mesa County Health Department until the required plans are submitted and approved.
6/13/89	Police Dept.	No problems noted.
6/14/89	City Attorney	None.
6/22/89	Fire Dept.	O.K. to grant liquor license. Will inspect when bar is ready to be opened to the public.
6/23/89	Utilities Engineer	Although this is a liquor license application, this would be a good time to review what provisions are being made for the pre-treatment of effluent from the kitchen and banquet facilities. Grease traps are required on all new installations when cooking or baking is part of the operation. As for the liquor license, we have no problem with that. Note: The P.I.F. for sewer for this business should be reviewed if there is going to be an enlargement of the banquet or restaurant facilities.
6/26/89	City Engineer	The following parking modifications will be required on the east side of 16th Street: At the northeast corner of 16th Street and North Avenue, the curb and gutter should be extended approximately 21 feet to eliminate the first two angled parking spaces. These spaces are creating a traffic hazard at the intersection. North of the southerly-most driveway on 16th Street, three angled parking spaces should be replaced with one parallel parking space adjacent to the building. The angled parking blocks the sight distance of drivers exiting from the north driveway. All remaining angled parking spaces may be eliminated if such parking causes any future accidents on 16th Street. Handicap ramps should be installed in the curb and gutter extension at North Avenue and at the west side of the main driveway on North Avenue. The unused curb cut on North Avenue should be removed and replaced with curb and gutter within a reasonable timeframe. A permit will be required for all concrete work within the public right-of-way.
6/26/89	Planning	This is the reestablishment of a previous use. Cond. use for liquor license is required since no previous cond. use was ever issued and the use was discontinued for more than 1 year. All buildings, parking, and other site facilities are existing. We would like to see some improvement and upgrading of the existing landscape areas.

6/30/89

COMMENTS ON THE REVIEW SHEET SUMMARY

PEACHTREE INN
1600 NORTH AVENUE
GRAND JUNCTION, COLORADO 81501



PETITIONER: JANN ERTL
245-5770

COUNTY HEALTH

WE PLAN ON NO MAJOR CONSTRUCTION OR REMODELING UNLESS COUNTY HEALTH REQUIREMENTS ARE MORE STRINGENT THAN WHEN THE RESTAURANT AND BAR WERE IN OPERATION A COUPLE OF YEARS AGO.

UTILITIES ENGINEER

WE HAVE A GREASE TRAP THAT WILL BE REATTACHED WHEN THE KITCHEN EQUIPMENT IS INSTALLED. PRE-TREATMENT OF EFFLUENT FROM THE KITCHEN WILL BE DONE AS REQUIRED.

THERE WILL BE NO ENLARGEMENT OF THE FACILITIES AND SO THE P.I.F. SHOULD REMAIN THE SAME.

CITY ENGINEER

WE HAVE PLACED ~~two~~ CURB STOPS IN ORDER TO BLOCK THE FIRST TWO ANGLED PARKING SPACES ON 16TH STREET AS REQUESTED.

SINCE THE DEPARTMENT OF ENERGY WILL BE REMOVING MILL TAILINGS UNDER THOSE PARKING SPACES WE WOULD LIKE TO PUT OFF ANY PERMANENT WORK IN THAT AREA UNTIL AFTER THE MILL TAILINGS HAVE BEEN REMOVED IN SEPTEMBER

PAGE 2

AT THAT TIME WE WOULD LIKE TO
BEAUTIFY THE CORNER WITH LANDSCAPING
AND TO DO ANY REQUIRED CONCRETE WORK.

THE UNUSED CURB CUT ON NORTH AVENUE IS
EXPENSIVE TO REPLACE AND WE WOULD LIKE
TO PUT THAT PROJECT OFF UNTIL WE HAVE
COMPLETED OUR LANDSCAPING AND
BEAUTIFICATION OF THE MOTEL AND
RESTAURANT COMPLEX.

WE HAVE REPLACED THE THREE ANGLED PARKING
SPACES "NORTH OF THE SOUTHERLY-MOST
DRIVEWAY ON 16TH STREET" WITH ONE
PARALLEL SPACE AS RECOMMENDED.

PLANNING

WE WILL BE IMPROVING AND UPGRADING THE
LANDSCAPING.

Jean Estl
July 10, 1989

development summary



File # 31-89 Name Liquor license- Conditional Use Date 7/13/89

6

PROJECT LOCATION: 1600 North Avenue

PROJECT DESCRIPTION:

Conditional use for liquor license, Peach Tree Inn (previously Bar X).

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: _____		

* See explanation below

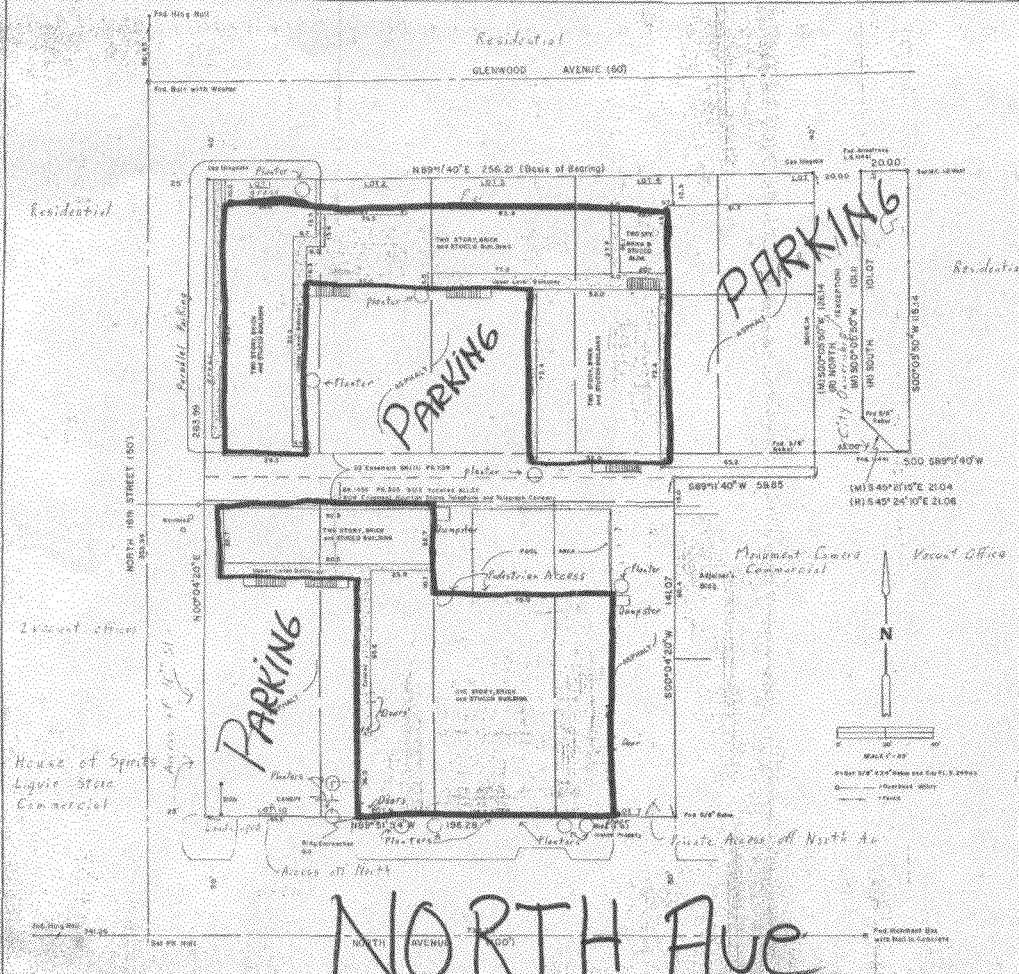
STATUS & RECOMMENDATIONS:

The Bar X has been closed for more than one year, voiding its non-conforming use status. A conditional use was required for the Peach Tree Inn liquor license. Engineering has required curb/gutter and access improvements.

Planning Commission Action

7/11/89 Planning Commission approved subject to review sheet comments and subject to street improvements on 16th and North within 30 days of completion of tailings removal. This does not require Council action.

#31-89



LEGAL DESCRIPTION
 Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11 of Block 4 of PARK PLACE SUBDIVISION, together with accretions and any adjacent or land later acquired and described by Ord. No. 1483 recorded July 8, 1967 in Book 1811 of Town-728, District 10, Section 42, 2nd P.M. on the north line of LOT 3, Block 4 Park Place Subdivision which is known as Park Place, 20 Feet from the northeast corner of said Lot 3, Block 4 South 181.20 Feet to a point which is 18 Feet north of the South line of said Lot 3; thence South 89°14'47" West 100 Feet to point on the South line of said Lot 3, thence South 89°14'47" West 30.00 Feet to a long said South line of Lot 3; thence North 181.20 Feet to the North line of said Lot 3; thence North 89°14'47" East 18 Feet to the South of Redwood, Mesa County, Colorado.

Legal Description and Easements of record provided by: MASTERS and TITUS Company of Mesa County Inc. No. 80000 E.S. dated January 30, 1968.

ENGINEER'S CERTIFICATE:

I hereby certify that the Improvement Survey Plan was prepared for Modern Factors Group and Land Association and suitable for filing and for Association. The improvement locations being based on a property survey made under my direct supervision February 12, 1968.

I further certify that the improvements on the above described parcel, on the above date, except utility connections, are entirely within the boundaries of the parcel, except as shown. That there are no encroachments upon adjacent parcels by improvements on any adjoining parcels, except as indicated, and that there is no apparent violation or law or any ordinance creating or maintaining any part of said parcel except as shown.

Carl S. Gasser
 Registered Professional Engineer
 P.E. No. 3693



SITE PLAN GUIDELINES

- 1) To be shown on site plan only.
- 2) Adjacent existing uses: *res*
- 3) Detachments shown on plan: *res*
- 4) Signage/branding types: *res*
- 5) Site Name: *M. S. T. Liquor Store on East to North of 150th*
- 6) Building height/number of stories: *shown on plan*
- 7) Access: *showing DM's, turn cuts, sidewalks, etc. on plan*
- 8) Parking - total number required: *90 on site*
- 9) Types of parking: *as shown on plan*
- 10) Access: *showing DM's, turn cuts, sidewalks, etc. on plan*
- 11) Signage: *see notes*
- 12) Directional: *shown on map*
- 13) Signage details: *Plan, Sign, ERT, All signs done by*
- 14) Impacts/fees: *see notes with permit*
- 15) Easements: *yes*
- 16) Location or reduction of ROR/assessments: *see 19th insurance*
- 17) Plating proposed for any 2nd floor: *no*

IMPROVED GRAND JUNCTION
 PLANNING DEPARTMENT
 JUNE 18 1968

NORTH AVE

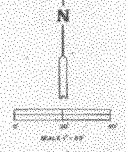


Map/Section Surveying Co.
 1500 North Ave, Grand Junction, CO 81501
 (970) 242-2946

Project: _____
 Date: _____

House of Spirits
 Liquor Store
 Commercial

Management Limited
 Commercial



Lincoln Park